

**MASSIE & MENEFEE,**  
**\*GENERAL LAND AGENTS,\***  
LAWYERS,  
SURVEYORS AND ABSTRACTORS,  
FLOYDADA, TEXAS.

**Ho! Ho!**

**1,000,000 Acres of Rich Wheat Land to Sell Cheap,**

**On the Beautiful Plains of N. W. Texas.**

*If you want a home, a farm, a ranch, or if you simply wish to make a safe and very profitable investment in land or live stock write Massie & Menefee.*

*Read what we have to say and profit thereby.*

We have 1,000,000 acres of rich wheat land, situated on the beautiful Plains of North-west Texas, (a level rich prairie) which we can sell at from \$1.75 to \$2.25 per acre in tracts from 160 to 4000 acres. Can sell for cash or on time. Can sell several large tracts on 15 to 20 years time by purchasers paying small cash payment and low interest annually. These lands are located principally in the counties of Floyd, Briscoe, Hale, Lubbock, Hockley, Cochran, Bailey, Borden, Dawson, Lynn, Terry, Dickens and Motley.

Nearly all this land is rich deep soil, covered with a good coat of Mesquite Grass, also the finest water can be had in the greatest abundance at a depth of 30 to 250 feet, owing to location. A good wind mill on one of these wells will water from 400 to 1500 head of cattle or horses per day the year round.

From these wells many irrigate their gardens and raise the finest vegetables. Taking the rich land, splendid water, good grass, pleasant climate and splendid health of the Plains all into consideration, we regard it as one of the best portions of the great State of Texas and absolutely the best field for investment in the United States.

Land is now cheap because the country is new and has no railroads, but this beautiful rich country has been found out and it is now settling and developing fast, and ere long we will have railroads, and land will double and re-double in value in this soon to be known as the great wheat region of the "Panhandle."

You must remember that the unsettled area is very small compared to what it was even ten years ago, and hence the now unsettled countries will not be so long settling as the new countries ten years ago. And again all new prairie countries are developing much faster now than before barb-wire was brought into use. Hence if you wish to avail yourself of the golden opportunity, A CHANCE TO BUY CHEAP RICH LAND ON THE BEAUTIFUL PLAINS, YOU MUST NOT DELAY. We shall be glad to hear from you. Should you wish to know how to reach our County, or any other information, write us and we will answer you promptly.

ADDRESS:

**MASSIE & MENEFEE,**  
FLOYDADA, FLOYD COUNTY, TEXAS.